

Town of Los Gatos

Hillside Development Standards & Guidelines: Compliance Checklist

Address: _____

Section	Standards & Guidelines	Compliance
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This table contains a summary of the Town of Los Gatos'
Hillside Development Standards and Guidelines.

Use COMPLIANCE Column to show 'X' - complies, 'O' - non compliance
Put 'N/A' if you do not deem the Standard or Guideline applicable.
An explanation should be provided where not in compliance.

I Introduction

- | | | | |
|---|---------------|---|--|
| A | Vision | Development must preserve the natural beauty of the hillsides | |
| B | Overview | Character, sensitivity & constraints for dvpt must be considered. | |
| C | Goal | Sustainable development preserving the natural environment | |
| D | Applicability | All HR and RC zoning districts and R1 with hillside sensitivity. | |
| E | Objectives | HDS&G implements Los Gatos' Vision for hillside development. | |
| F | S&Gs | Standards must be followed. Guidelines make recommendations. | |
| G | Relationships | Consider also General Plan, Zoning, Hillside Specific Plan etc. | |
| H | Approval | Scope of any hillside project determines its approval process. | |

II Constraints Analysis & Site Selection

- | | | |
|----|--|--|
| A | Prior to Building Site Selection | |
| 1 | Constraints Analysis | |
| 2 | Consultation with Neighbors | |
| 3 | Pre-Application Meeting/Staff Consultation | |
| B | View Analysis | |
| 1 | Viewing Platforms | |
| 2 | Determination of Significant Ridgelines | |
| C | Selecting a Building Site | |
| S1 | Locate Buildings within LRDA | |
| S2 | Preserve Views of Highly Visible Hills | |
| S3 | Reduce Visual Impact | |
| S4 | Ridgeline View Protection | |
| S5 | Preserve Natural Features | |
| S6 | Avoid Hazardous Building Sites | |
| S7 | Protect Riparian Corridors | |
| S8 | Protect Wildlife | |
| G1 | Solar Orientation | |
| G2 | Impact on Adjacent Properties | |
| G3 | Minimize Grading | |

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III	Site Planning	
A	Grading	
S1	Minimize Cut & Fill per Table	
S2	Define Earthwork Quantities [Access/House/Cellar/Other]	
S3	Locate Buildings to Minimize Grading	
S4	No Strip Grading	
S5	Grade footprint/access/guest parking/turnaround only	
S6	Restore to Original Topography	
S7	Utilize Contour Grading Techniques	
S8	Restore Vegetation at Cut/Fill Slopes	
S9	Erosion/Sediment Control Plan [Interim and Permanent]	
S10	Grading April - September	
B	Drainage	
S1	Runoff Dispersion On-Site	
S2	Upslope Drainage shall not Impact on Downslope Development	
S3	Preserve and Enhance Natural Drainage Courses	
S4	New Drainage Channels to be Naturalized [rock/vegetation]	
G1	New Drainage Channels to be placed in less visible Locations	
G2	Lining of Drainage Channels is Discouraged [bio-swale]	
G3	Dry Stream effects preferred over Undergrounding of Drainage.	
C	Driveways & Parking	
S1	Locate Driveways to Reduce Grading	
S2	Driveways prior to Occupancy	
S3	Gates set back min 25' from street	
S4	Driveways to receive All Weather surface	
S5	Max Driveway Slope to be 15%	
G1	Min [single house] Driveway width to be 12'	
G2	Max Driveway length 300'. Turnaround area slope < 5%.	
G3	Driveways min 20' apart or adjoining. Safe distance from Intersections	
G4	Shared Driveways: encouraged to reduce grading and impervious	
G5	Driveways located/maintained to ensure good line-of-sight.	
D	Safety	
	Geologic Hazards	
S1	Site Specific Geologic Investigation may be Required.	
S2	Site Specific Geologic Investigation concerns to be addressed	

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	Fire Hazards	
	S1 Locate and Design Structures to minimize exposure to wildfires	
	S2 Provide Landscape (Plan) to create defensible space around home	
	S3 Provide adequate Fire Access	
	S4 Ensure adequate water supply for fire prevention	
	S5 Water suppression available and labeled for fire prior to framing	
	S6 Above ground water storage tanks may not encroach into setbacks.	
	G1 Development should avoid areas subject to severe fire danger.	
	G2 Selectively reduce Fuel Load inside defensible space	
	G3 Ensure Fuel Sources are discontinuous.	
	G4 Landscape Defensible Space with fire prevention in mind.	
	G5 Minimize visibility of above ground water storage tanks.	
IV	Development Intensity	
	A Maximum Allowable Development	
	1 Adjust Lot for Slope per Table	
	2 Verify Max Gross floor area < FAR	
	B Exclusions	
	1 Cellars	
	2 Garages up to 400 sq ft	
	3 Stables that are not fully enclosed	
	4 Barns (size dependant on lot size: 500-2,500 ft.)	
	C Exceptions to maximum floor area	
	1 Will not be visible from established viewing platforms	
	2 No significant impact on trees, wildlife or movement corridors	
	3 Minimize grading area to accommodate buildings >FAR	
	4 All standards and applicable guidelines are being met	
	5 Compliance to Title 24 w/ margin of at least 10%	
	6 Pre-wire for future photovoltaic installation	
	7 A min of 25% of hardscape mat. is permeable	
	8 Include cellar element unless conflicts w/other standards	
	9 No significant visual impact to neighboring properties	
V.	Architectural Design	
	A Design Objectives	
	O1 Visually blends with natural environment	
	O2 Responsive to site constrains & opportunities	
	O3 Compatible with the neighborhood & respectful of neighbors	
	O4 Respect of the rural character of the hillside	

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B	Design to be neighbor friendly	
S1	Study site lines: place windows & outdoor areas to maintain privacy	
G1a	Minimize 2nd story windows facing close neighboring properties	
G1b	Orient windows, decks, & balconies to avoid privacy for neighbors	
G1c	Screening: solid retaining walls, lattice work, planters: obscure sight lines	
G1d	Limit decks & balconies to 6' depth in privacy areas.	
G1e	Use landscaping to screen views to your neighbors	
G1f	Existing vegetation that protects privacy should not be removed	
G1g	Screen noise sources: parking, outdoor activity, mechanical, pool	
G1h	Outdoor activity areas away from neighbors quiet areas (bedrooms)	
C	Design for Sustainability	
S1	None	
G1	Energy conservation & water saving techniques above min req of Title 24	
G2.a	<3,500 sf incorporate a variety of green building strategies + mat.	
G2.b	>3,500 sf - incorporate additional energy + resource saving features	
G3	Design for solar (space & water) & utilize natural cooling & lighting	
G4	Materials: use less natural resources; non-toxic; salvaged or reused.	
D	Design for fire safety	
S1	Structures shall be designed to maximize protections from wildfires	
S2	Roofs shall have a Class A covering or Class A roof assembly	
S3	Eaves & soffits: exposed underside - noncombustible or min 1-hr resist.	
S4	Gutters & downspouts: non combustibile material	
S5	Exterior walls: - noncombustible or min 1-hr resist.	
S6	Under floor & deck: enclosed to grnd - noncombustible or min 1-hr resist.	
S7	Attic + vents covered w/corrosion-resistant mesh not to exceed 1/4"	
S8	Automatic fire sprklr installed per National + Fire Depts Standards	
S9	Roof skylights shall be tempered or have multi-layered glazing	
G1	Exterior windows should be tempered glass.	
G2	Minimize windows on side of house exposed to an approaching fire	
G3	Design roof eaves with minimal overhang for heat & flames	
E	Building Height	
S1	Max height for hillside areas is 25 ft	
S2	Max overall height <35 ft.; <28 ft. if visible from viewing platform	
S3	Ridgeline & visible homes shall not exceed 18 feet above grade	
S4	Main level FF, excluding cellar, < 4 ft above existing grade	
S5	Three story elevations are prohibited	

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F	Minimize building bulk & Mass	
S1	Minimize bulk, mass & volume, from distance or surrounding properties	
S2	Design to conform to natural topography of site & run w/contours.	
G1.a	Keep building forms simple	
G1.b	Avoid architectural styles that are viewed as massive & bulky	
G1.c	Minimize square footage	
G1.d	Minimize volume; avoid large volume buildings	
G1.e	Avoid overhanging decks, staircases, & patios formed by retaining walls	
G1.f	Step the building foundation & roofs with natural slope	
G1.g	Use horizontal & vertical building components to reduce bulk.	
G1.h	Create light & shadow w/ modest overhangs, projections,alcoves,offsets	
G1.i	Vary elevations, stepping back second stories to conform with topo	
G1.j	Use below grade rooms. Use landscape & grading to reduce bulk	
G1.l	Use vaulted ceilings rather than high walls + attics to achieve 'volume'	
G	Roofs	
S1	Small [roofs, lines, components] to reflect irregular natural features	
S2	Slope of main roof to be oriented w/direction of natural terrain	
G1	large gable ends on downhill elevations should be avoided	
H	Architectural elements	
S1	Enclose w/ walls: ext struct. supports, under flrs & decks	
S2	Skylights to reduce night glare. No glazing on large dome-style	
S3	Arch detailing on all sides.	
G1	Minimize large windows & glass doors to prevent glare	
G2	Avoid massive, tall elements, 2-story entry, turrets, large chimneys	
I	Materials & Color	
S1	Minimize contrast between manmade buildings and environment	
S2	Exterior colors not to exceed reflectivity of 30 & blend w/vegetation	
S3	Variety of dark earthtone roofs that blend w/the environment	
S4	Should use copper on exposed metal surfaces or a paintable surface	
S5	Contrasting color accents kept to a minimum	
G1	Mat, textures, details used to mitigate visual impact of large wall areas	

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V. Site Elements		
A Fences and Walls		
S1	Min use of walls & fences. Maintain open views, rural + natural char.	
S2	Fences & walls shall not exceed 6' in height	
S3	Solid fencing mat shall not be used unless needed for privacy	
S4	Deer fence max of 8' & limited to ornamental landscaping.	
S5	Fences not to impede movement of wildlife	
S6	Temp construction fencing limited to building envelope	
G1	Wood rail-type fences and gates preferred	
G2	Chain link fences strongly discouraged	
G3	Chain link dark color, vinyl & supported with wood frame	
G4	Open fencing located within 20 ft of property line adjacent to street	
G5	Fences should follow topography	
B Driveway Entries		
S1	Blend w/ natural environment & maintain rural character of hillside	
S2	Entry gate set back from edge of street 25'	
S3	Direct lighting at entries downwards & not visible from street	
S4	Display street address to be visible from street at driveway	
S5	SCC Fire Dept to approve electronic or locking entry gates	
G1	Entryway gates and fencing should be an open design	
G2	Monumental entry gates are strongly discouraged	
C Retaining Walls		
S1	Use to substantially reduce amount of grading	
S2	Use natural stone, stained concrete, or tex surface if visible from street	
S3	Retaining walls & planters setback; or buffer of 5' adjacent to street	
S4	RW blend w/natural topo, not run in straight direction >50'	
S5	Landscape adjacent to RW with native trees + shrubs to screen wall	
S6	RW constructed of permanent materials (stone, concrete, etc) not wood	
D Outdoor Lighting		
S1	Outdoor lighting conform w/Town Zoning Ordinance	
S2	Not visible/glare to neighbors, low level, directed downward	
S3	Unshaded or non-recessed spotlights are prohibited	
S4	Decorative only lighting prohibited. No uplighting of trees	
S5	Lighting for sports courts prohibited	
G1	Use of energy-efficient lighting is encouraged	
G2	Outdoor lights above 4' should use cutoff fixtures	

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E	Accessory building, pools and sports courts	
S1	Accessory building have the same setbacks as main building	
S2	Acc. buildings integrated w/topo + use similar forms, colors,materials	
S3	No sports courts or pools on slopes greater than 30 percent	
S4	New caretaker units allowed when in compliance with the following:	
S4.a	Necessary/desirable to provide maint. or services to property/facilities	
S4.b	The lot is large enough to support second living structure	
S4.c	Maximum floor area for caretaker unit - 900 sq ft	
S4.d	Architecturally compatible w/main structure	
S4.e	Lot is not part of a Planned Development	
G	None	
F	Impervious Surfaces	
S	None	
G1	Minimize impervious. Use pavers, natural stone in sand, decomp. granite	
G2	Run off directed away from native trees and shrubs	
VII	Landscape Design	
A	Landscape design concepts	
S1	Maintain natural appearance of hillsides	
S2	Design for fire safety. Min vertical clear 13.5' over acc. roads & drive	
S3	No formal landscaping. Use native species indigenous to immediate area	
S4	Formal gardens + turf areas limited to areas adjacent to house	
S5	Irrigation design to conserve & protect existing native vegetation	
S6	Plant selection: water conservation, fire resistant & erosion control	
S7	Plants > 30' from primary house indigenous for immediate natural habitat	
G1	Arrange in random, informal groupings. Blend with natural hillside	
G2	Use to control exposure to sun and winds	
G3	Use to control erosion, screen building, privacy, create shade	
G4	Minimize use of impervious surfaces - use decomp granite, pavers in sand	
G5	Avoid landscaping adjacent to street, driveway entrance, trails	
G6	Plant trees & flammable vegetation 30' away from home	

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B	Plant Material	
	S1 Select native species that are adapted to climate & soil char. of site	
	S2 Ornamental landscaping no more than 30' from residence. Discouraged	
	S3 No spreading plant that will change the character of the hillside	
	S4 Turf grass & high water using plants are prohibited	
	G1 Drought tolerant, water conserving, fire resistant, erosion control	
	G2 Adaptable to climate & soil conditions of site	
	G3 Trees & shrubs should be selected from Town's list	
	G4 Plants adjacent to street & visible from public areas - Use Town's list	
	G5 Native shrubs for large slope plantings	
D	Tree Preservation	
	S1 Existing trees shall be preserved & protected	
	S2 When trees may be impacted by development, include tree info on plans	
	S3 Visual impact of tree removal shall be submitted with plans	
	S4 Pruning to be consistent w/ Best Management Practices	
	G1 No grading/constructing within drip line of an existing tree	
	G2 Limit pruning of existing trees	
	G3 Minimal pruning permitted for construction clearance	
	G4 Can remove branches up to 3" in dia for emergency situation	
VIII Subdivision and Planned Development Projects		
A	Purpose and intent: to reduce hillside impacts.	
B	Applicability of standards: PD applications in hillside areas	
C	Least restrictive development areas (LRDA)	
	S1 Preserve open space and significant natural features. Develop in LRDA	
	S2 LRDA = below ridge view; outside riparian areas; slope < 30%; min impact.	
	S3 Map LRDA (Sub-areas 2-9). Development outside LRDA is a last resort.	
	S4 Sub-area 1: LRDA is identified in Blossom Hill open space study.	
D	Exceptions to development within LRDA	
	1 Compliance w/ HDSG, Hillside Specific Plan, General Plan	
	2 Minimal grading, tree removal, landscape changes & more advantageous.	
	3 Development inside LRDA needs driveway outside LRDA	
	4 Project Visibility from viewing platform < if inside LRDA	
E	Development standards and guidelines	
1	Site Preparation	
	S1.a Min grading. Visually blend with adjacent natural areas	
	S1.b Elevation plans to show existing natural grade and proposed grade	
	S1.c Avoid sharp cuts & fills, long linear slopes that have a uniform grade	

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	G1 Avoid grading in areas where slope is greater than 25 percent	
	G2 Avoid pad & terrace grading.	
2	Drainage	
	S2.a Upslope development shall not negatively impact downslope drainage	
	S2.b Natural drainage course shall be preserved	
	G1.a Terrace drains, use landform slope. Down drains-least consp location	
	G1.b Native rock for drainage channels & brow ditches	
3	Lot configuration and building locations	
	S1 Layout/plan to adapt to existing topo	
	S2 Offer a variety of lot sizes & shapes influenced by topo	
	S3 Preserve open space, protect natural features, reduce repetitive designs	
	S4 Indicate Building footprint on grading plan & staked on site	
	S5 Mfct'd slopes located on uphill side of bldgs; hide slope behind bldg	
	G1 Preserve environmentally sensitive areas, natural features, open space	
4	Street layout and driveways	
	S1 Street & drainage shall reflect rural character, natural features	
	G1 Streets, drives, parking, emerg. veh. access be aligned to existing grades	
	G2 Joint driveways will have street addresses for all resid. Using driveway	
	G3 DW approach located to max on-street parking	
	G4 Limit road lighting to intersections, curves, dead ends, multi-use parking	
	G5 Road & driveway graded banks-plant with grasses & native trees & shrubs	
5	Trails	
	S1 Plans must be reviewed w/Trails section of Town & SC Cty General Plans	
	G1 Trail easement dedication & construction shall be a condition of approval	
	G2 Design trails for multiple use	
	G3 Form CC&R's or maint. Districts so trail expense will be borne by HO's	
	G4 Locate away from existing residential areas	
	G5 Cross -country type trails should be developed	
	G6 Place trails in dedicated open space + through trees and scenic areas	
	G7.a Limit trail use to pedestrian, bicycle, and equestrian use only	
	G7.b Prevent use by all motorized vehicles	
	G7.c Protect the natural environments	
	G7.d Promote safe recreational use	
	G7.e Determine appropriate width	
	G7.f Establish policies regarding fencing location & type	
	G7.g Incorporate erosion control measures	